

Overall Impacts

for the

WALDORF CROSSING PROPERTY and WESTERN PARKWAY, PHASE III PERMIT MODIFICATION EXHIBIT

Charles County, Maryland
October 2021
April 2023
February and April 2024

- = WETLAND/OPEN WATER IMPACT IMPACT
- = PERENNIAL/INTERMITTENT STREAM IMPACT
- = EPHEMERAL CHANNEL IMPACT
- = Wetland Buffer Impact
- = Floodplain Impact
- = MITIGATION AREAS

Impacts to regulated resources impacted by onsite, in-kind mitigation are shown in pink. Hatch corresponding to the type of resources are the same as shown above.

All revisions shown hereon were made by Wetland Studies and Solutions, Inc. in April 2023, February 2024, and April 2024.



AMERICAN LAND CONCEPTS
238 B MAIN STREET
REISTERSTOWN, MARYLAND 21136
PHONE: (410)-526-2688



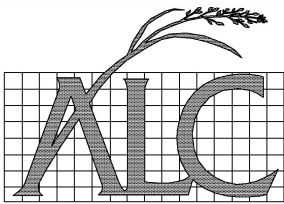
north
Scale 1"=250'

SUMMARY OF PERMANENT IMPACTS

Impact Sheet #	Palustrine Forested Wetland		25-foot Buffer		100-year Floodplain	Waters of U.S. (Intermittent)		Waters of U.S. (Perennial)	
	sf	ac	sf	ac	sf	lf	sf	lf	sf
1	12345	0.28	18818	0.43	52875	0	0	0	0
2	0	0.00	415	0.01	35715	0	0	0	0
3	0	0.00	0	0.00	0	285	1125	0	0
4	755	0.02	6445	0.15	0	155	3070	0	0
5	0	0.00	510	0.01	0	246	983	0	0
6	0	0.00	0	0.00	0	94	290	0	0
7	937	0.02	5151	0.12	0	195	781	0	0
8	6750	0.15	20285	0.47	40	0	0	0	0
9	0	0.00	0	0.00	0	0	0	1030	6271
11	13,265	0.30	8,350	0.19	0	45	195	0	0
12	0	0.00	469	0.01	0	0	0	0	0
Total:	34,052	0.78	60,443	1.39	88,630	1,020	6444	1,030	6271

SUMMARY OF TEMPORARY IMPACTS

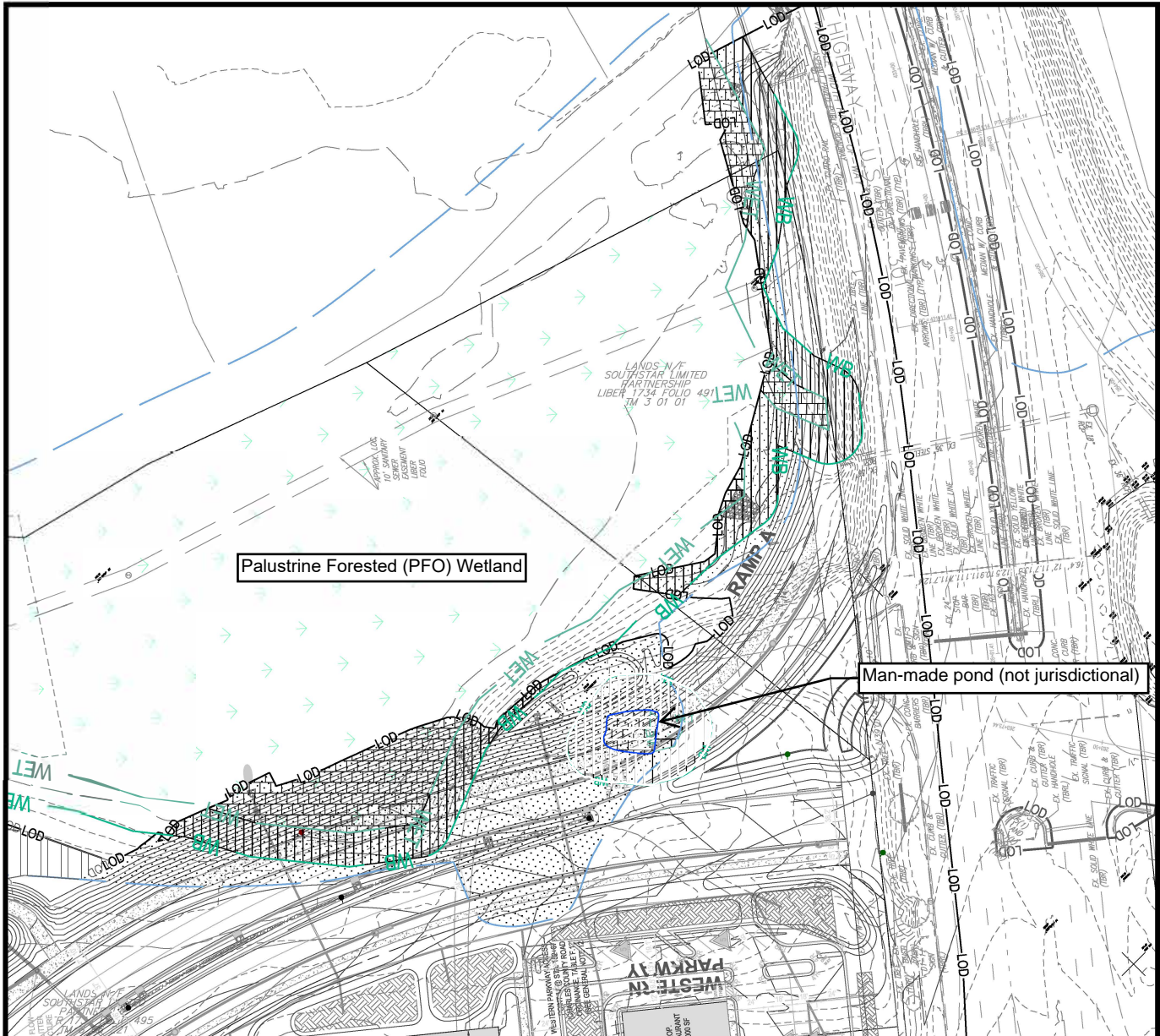
Impact Sheet #	Wetland		25-foot Buffer		100-year Floodplain	Waters of U.S.	
	sf	ac	sf	ac	sf	lf	sf
10	871	0.02	410	0.01	507	0	0
Total:	871	0.02	410	0.01	507	0	0



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north
 Scale 1"=120'

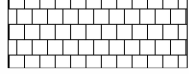

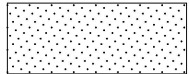


MDE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetlands = 12,345 SF
 Non-tidal Wetland Buffers = 18,818 SF
 100 Year Floodplain = 52,875 SF

USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetlands = 12,345 SF

Impact Sheet #1
WALDORF CROSSING PROPERTY
and WESTERN PARKWAY,
PHASE III

Charles County, Maryland
 October 2021
 April 2023
 February and April 2024

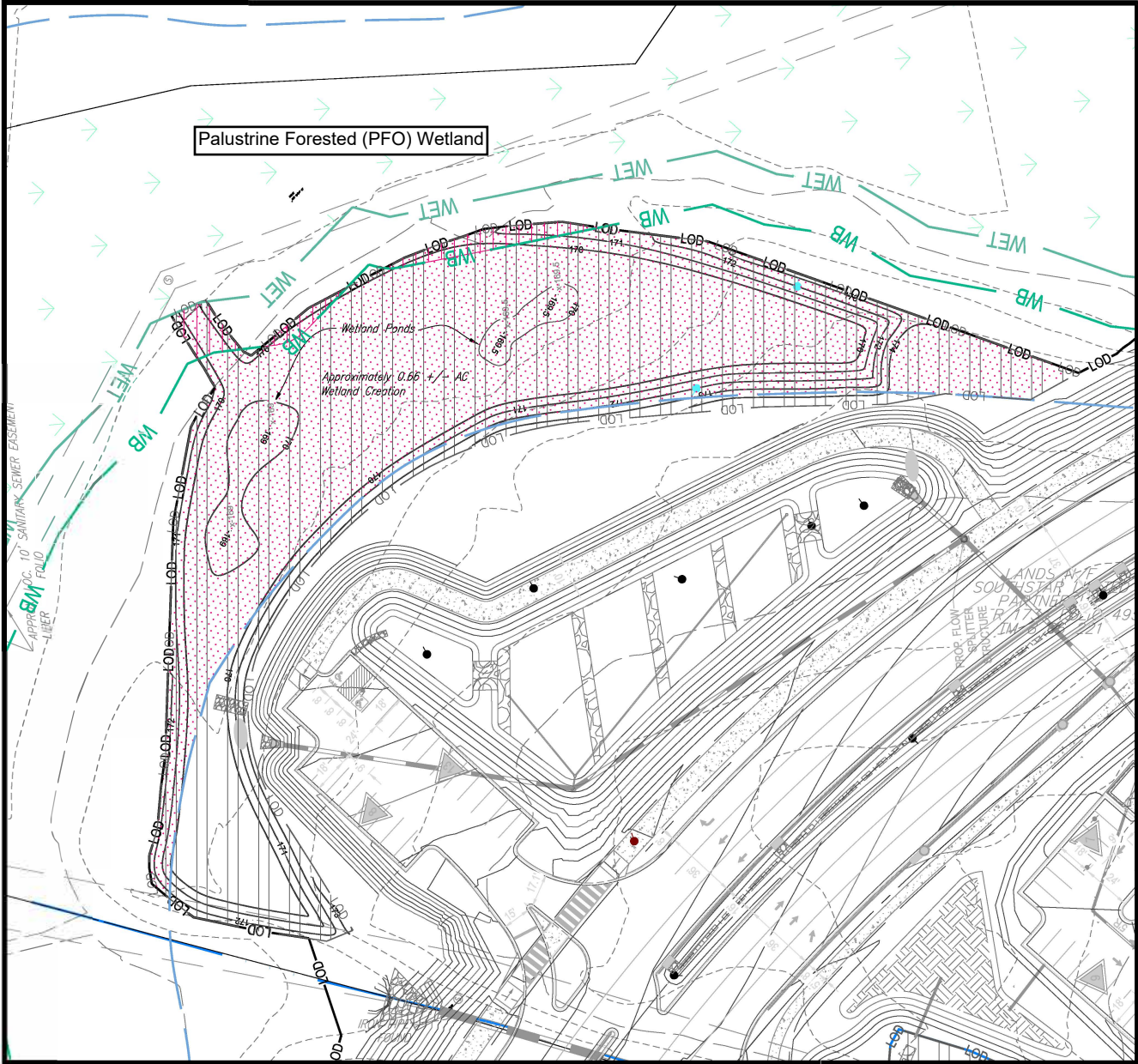
-  = WETLAND IMPACT/ OPEN WATER IMPACT
-  = WETLAND BUFFER IMPACT
-  = FLOODPLAIN IMPACT



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north
 Scale 1"=80'



MDE REGULATED IMPACTS:
 Previous impacts associated with the proposed development have been eliminated. This area has been redesigned to incorporate approximately 0.66 +/- acres of onsite wetland mitigation as shown above.

Impacts associated with the onsite, in-kind wetland mitigation construction will be:
 Non-tidal Wetland Buffers = 415 SF
 100 Year Floodplain = 35,715 SF

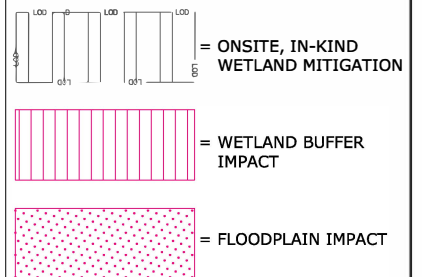
USACE REGULATED IMPACTS:
 Previous impacts associated with the proposed development were eliminated in 2013 and onsite, in-kind wetland mitigation was approved. There has been no change to the wetland mitigation which will create approximately 0.66 +/- acres as shown above.

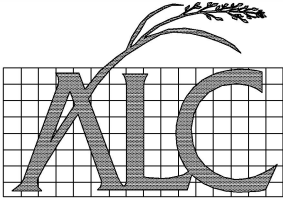
There are no impacts to USACE regulated resources associated with the construction of the onsite, in-kind wetland mitigation.

Onsite Wetland Mitigation Area
Impact Sheet #2

WALDORF CROSSING PROPERTY and WESTERN PARKWAY, PHASE III

Charles County, Maryland
 October 2021
 April 2023, February 2024

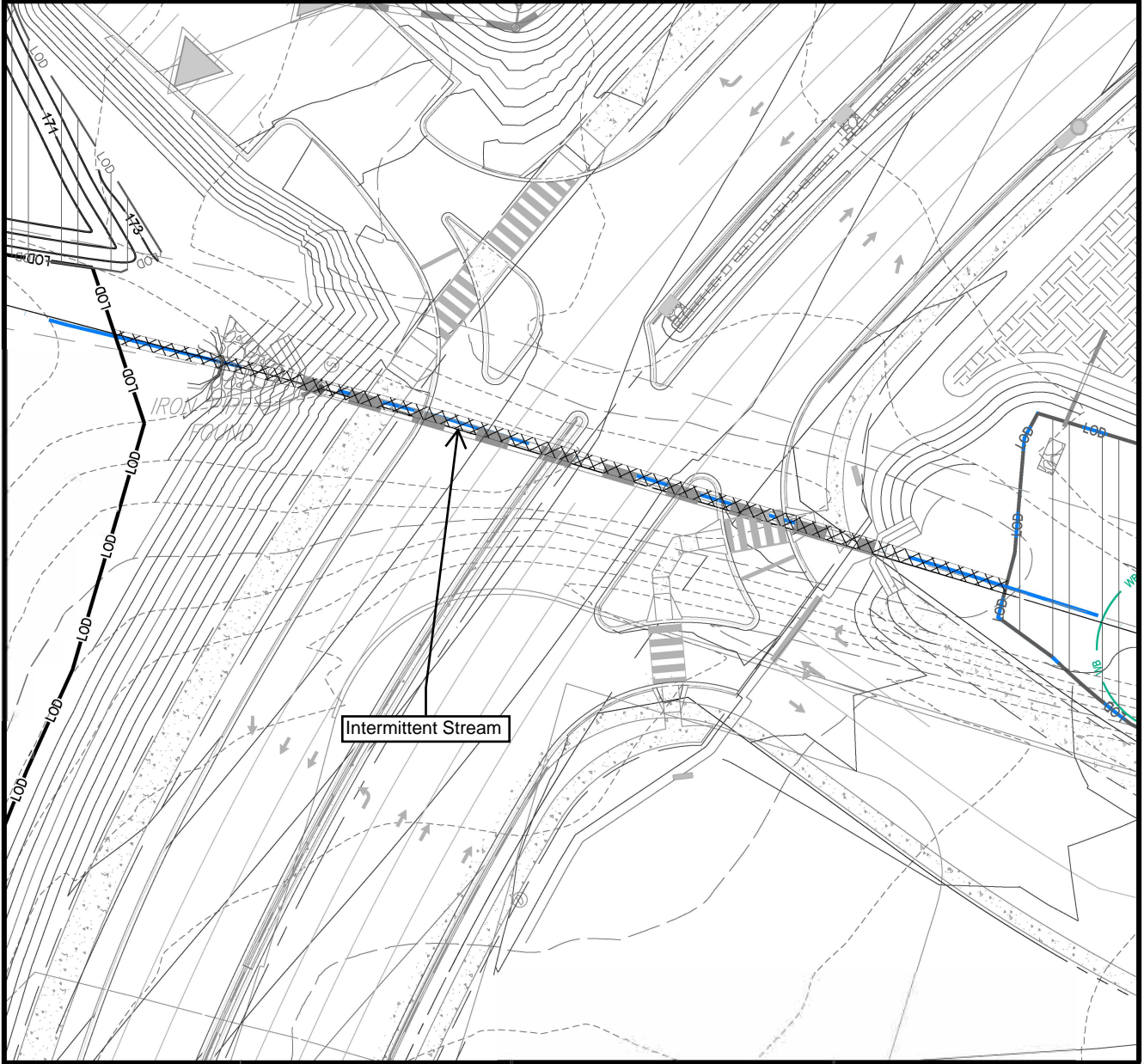




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north
 Scale 1"=40'

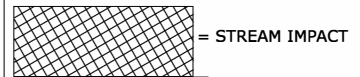


MDE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Intermittent Stream = 285 LF/1,125 SF

USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Intermittent Stream = 285 LF/1,125 SF

Impact Sheet #3
**WALDORF CROSSING
 PROPERTY
 and WESTERN PARKWAY,
 PHASE III**

Charles County, Maryland
 October 2021
 April 2023
 February 2024

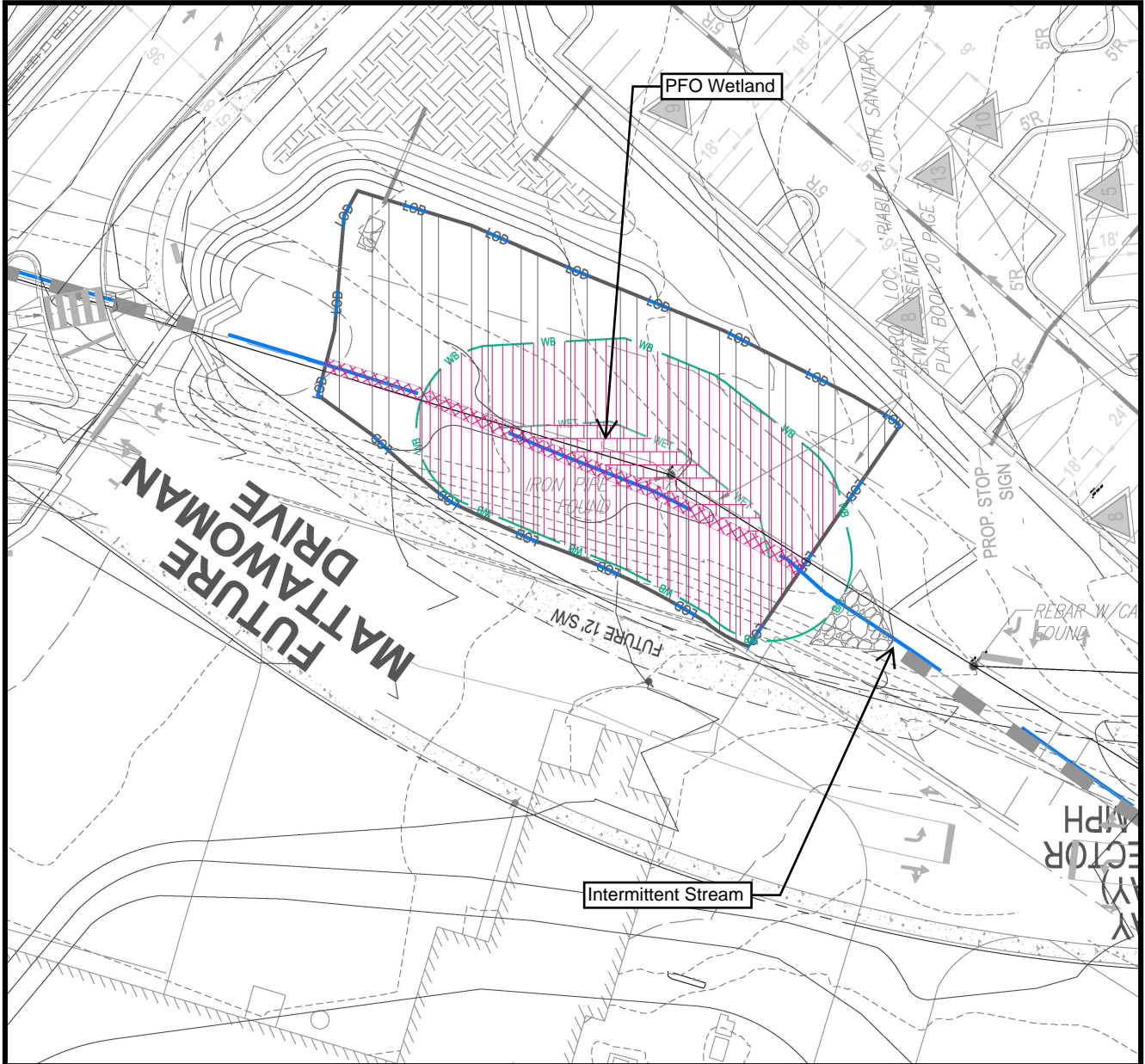




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north
 Scale 1"=50'



MDE REGULATED IMPACTS:

Previous impacts associated with the proposed development have been eliminated. This area has been redesigned to incorporate approximately 155 LF of onsite stream restoration with 0.3 acres of riparian buffer restoration/enhancement.

Impacts associated with the onsite, in-kind stream mitigation construction will be:

- Non-tidal Wetlands = 755 SF
- Non-tidal Wetland Buffers = 6,445 SF
- Intermittent stream = 155 LF/3,070 SF

USACE REGULATED IMPACTS:

Previous impacts associated with the proposed development were eliminated in 2013 and onsite, in-kind stream mitigation was approved. There has been no change to the approximately 155 LF of onsite stream restoration with 0.3 acres of riparian buffer restoration/enhancement as shown above.

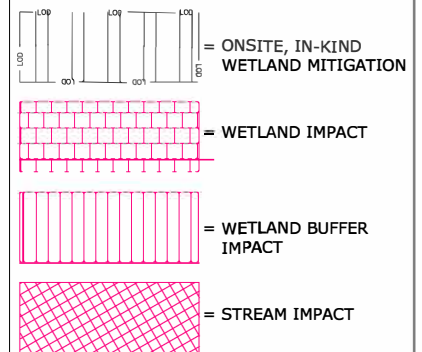
Impacts associated with the onsite, in-kind stream mitigation construction will be:

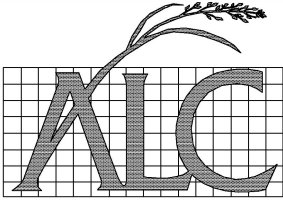
- Non-tidal Wetlands = 755 SF
- Intermittent stream = 155 LF/3,070 SF

Onsite Stream Mitigation Area #1 Impact Sheet #4

WALDORF CROSSING PROPERTY and WESTERN PARKWAY, PHASE III

Charles County, Maryland
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 April 2023, February 2024

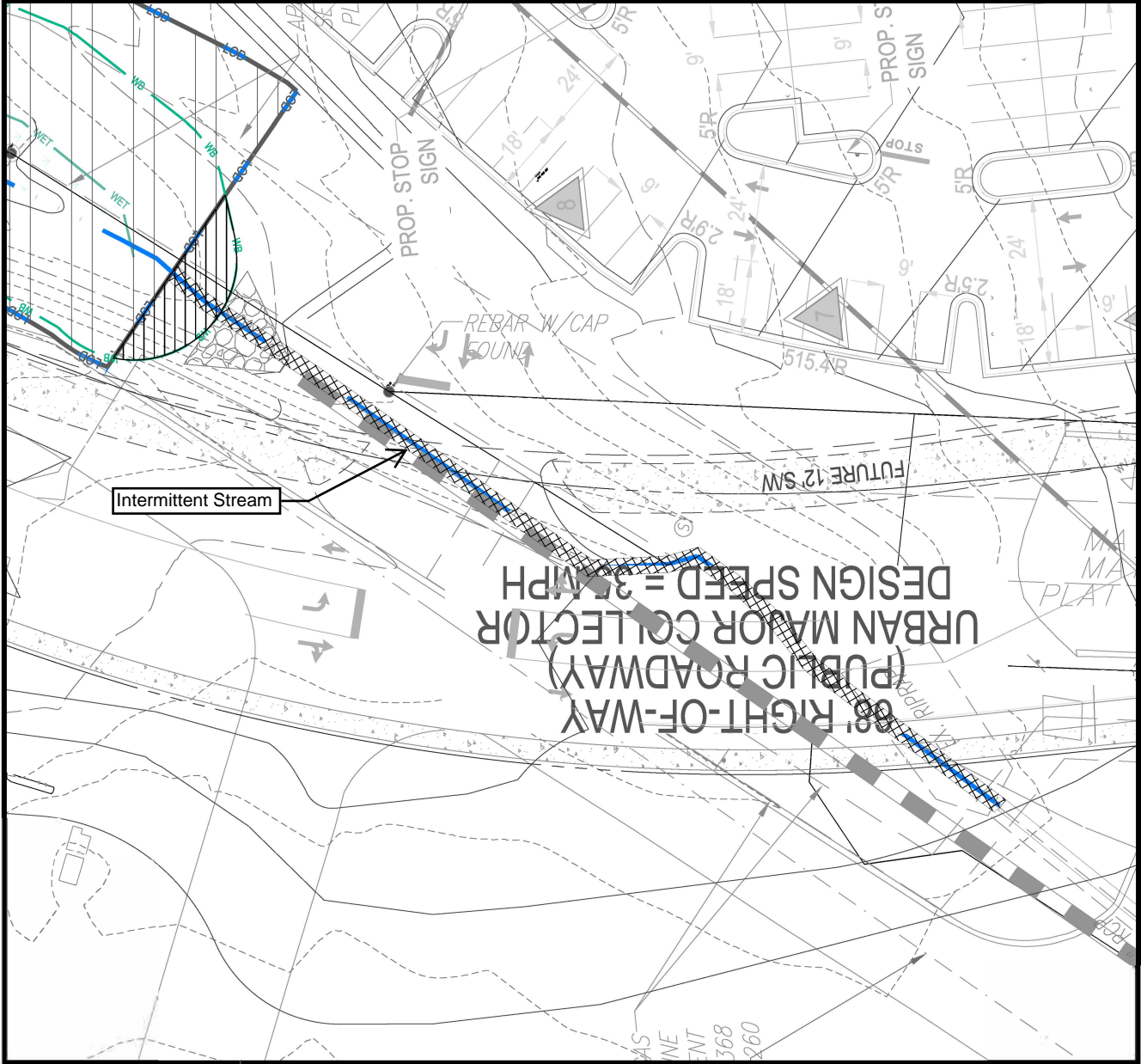




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north
 Scale 1"=40'

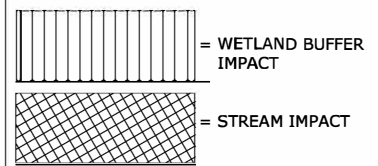


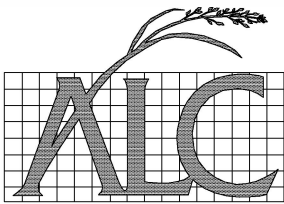
MDE REGULATED IMPACTS:
 Proposed Mattawoman Drive Extension will result in the following permanent impacts:
 Non-tidal Wetland Buffers = 510 SF
 Intermittent Stream = 246 LF/983 SF

USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Intermittent Stream = 246 LF/983 SF

Impact Sheet #5
**WALDORF CROSSING
 PROPERTY
 and WESTERN PARKWAY,
 PHASE III**

Charles County, Maryland
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 April 2023
 February 2024

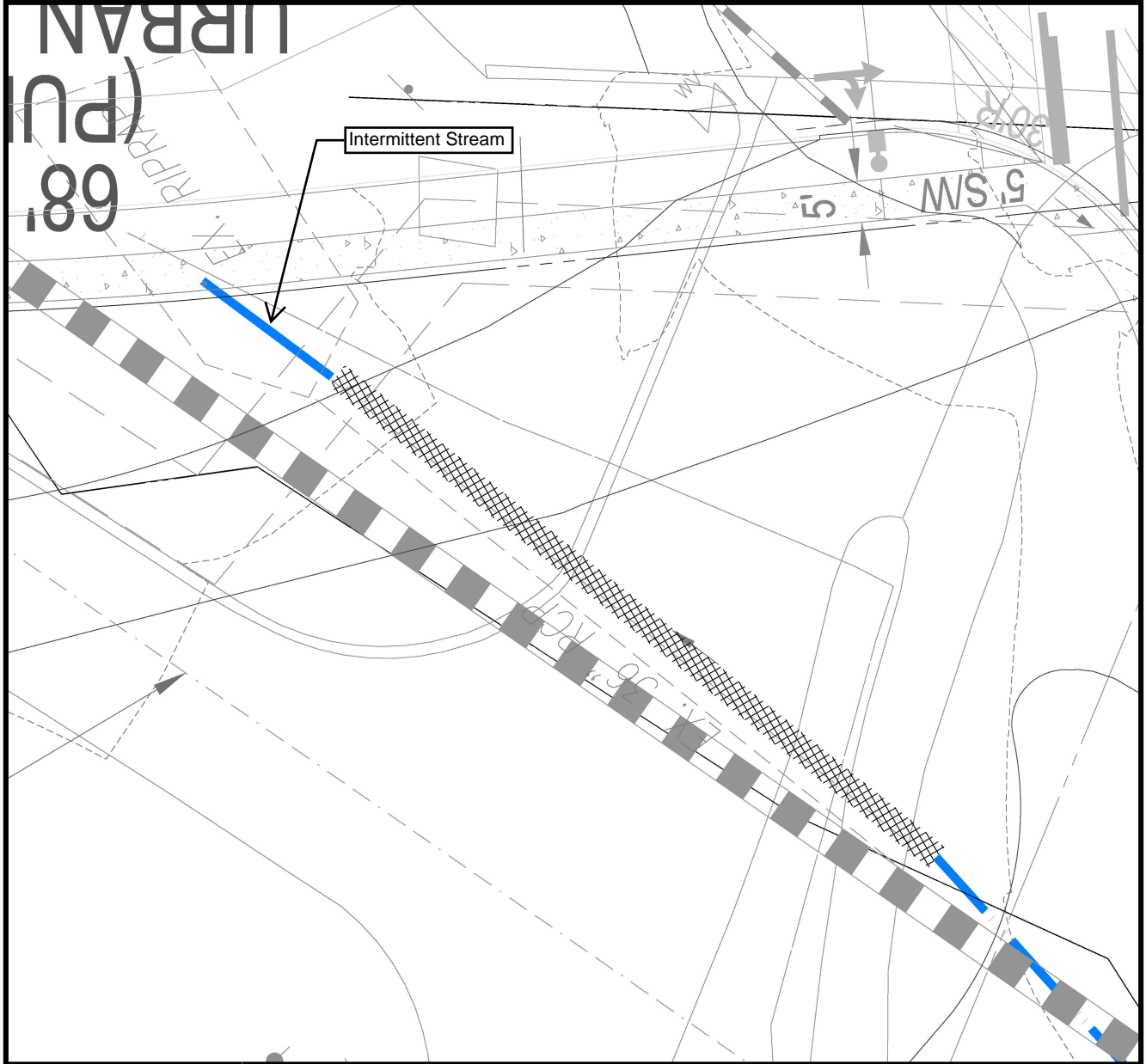




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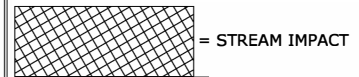
north
 Scale 1"=20'



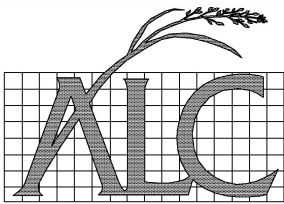
MDE REGULATED IMPACTS:
 Proposed development will result in the following impacts to previously impacted stream:
 Intermittent Stream = 94 LF/290 SF
This impact currently exists as a 36" culvert.

USACE REGULATED IMPACTS:
 Proposed development will result in the following impacts to previously impacted stream:
 Intermittent Stream = 94 LF/290 SF
This impact currently exists as a 36" culvert.

Impact Sheet #6
**WALDORF CROSSING
 PROPERTY
 and WESTERN PARKWAY,
 PHASE III**



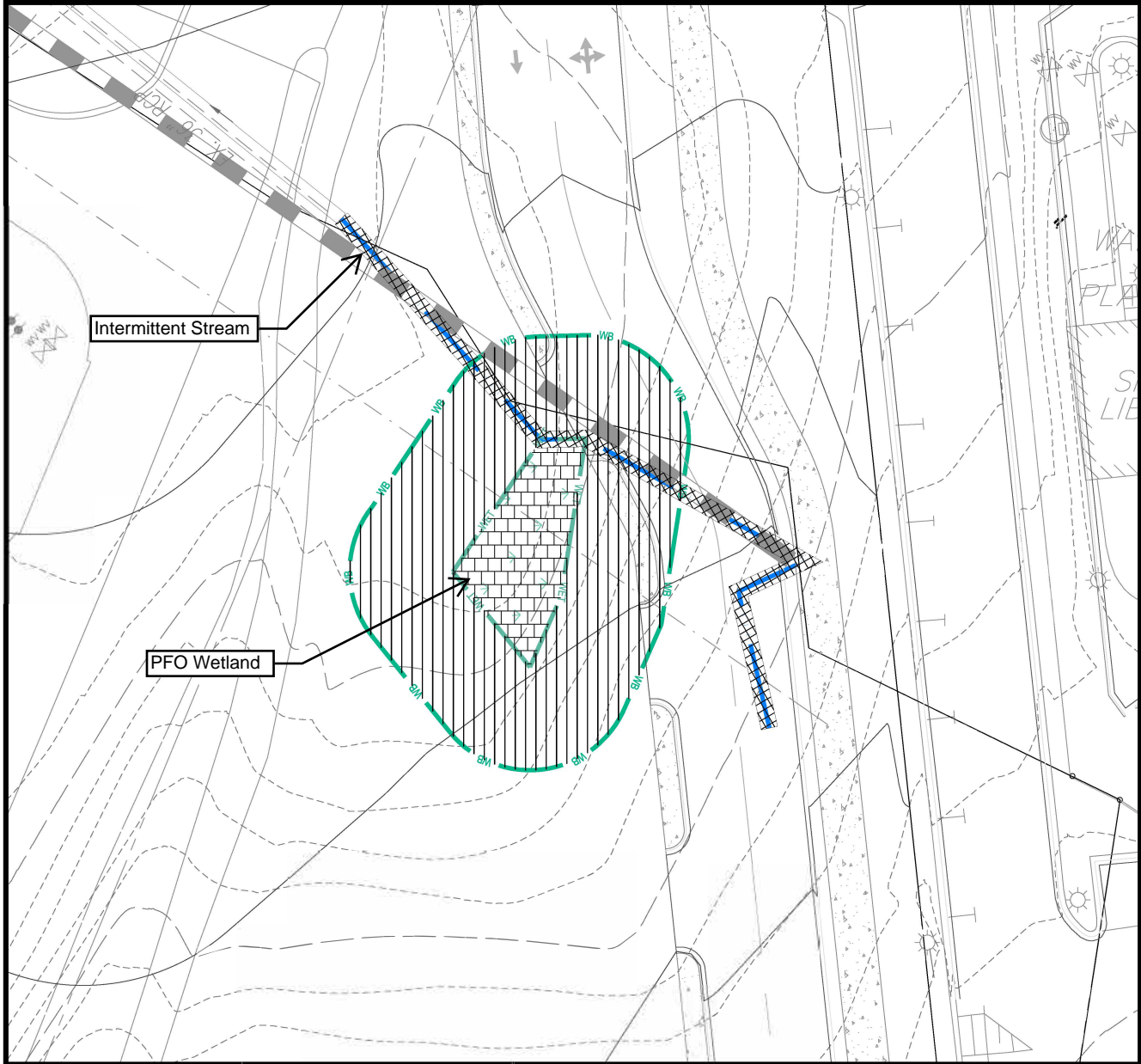
Charles County, Maryland
 October 2021
 April 2023
 February 2024



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north
 Scale 1"=40'

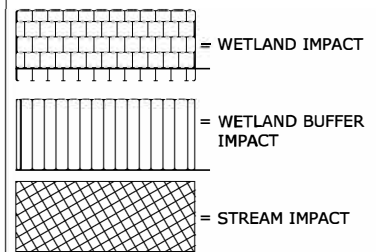


MDE REGULATED IMPACTS:
 Proposed Mattawoman Drive Extension will result in the following permanent impacts:
 Non-tidal Wetlands = 937
 Non-tidal Wetland Buffers = 5,151 SF
 Intermittent Stream = 195 LF/781 SF

USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetland = 937 SF
 Intermittent Stream = 195 LF/781 SF

Impact Sheet #7
**WALDORF CROSSING
 PROPERTY
 and WESTERN PARKWAY,
 PHASE III**

Charles County, Maryland
 October 2021
 April 2023
 February 2024

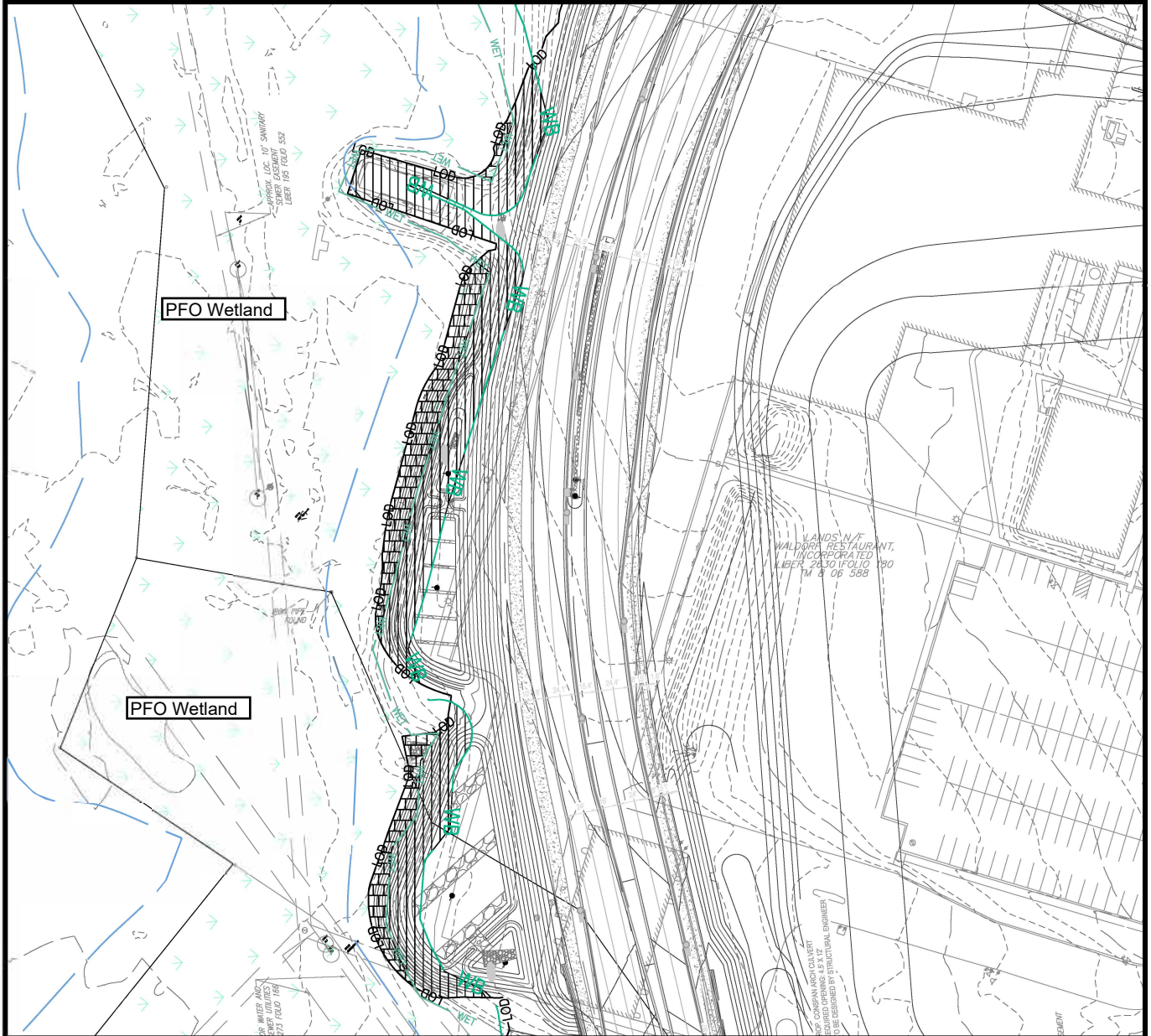




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north
 Scale 1"=40'

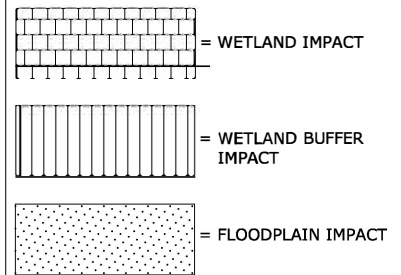


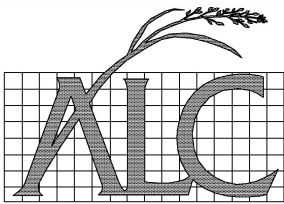
MDE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetlands = 6,750 SF
 Non-tidal Wetland Buffers = 20,285 SF
 100 Year Floodplain = 40 SF

USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetlands = 6,750 SF

Impact Sheet #8
WALDORF CROSSING PROPERTY
and WESTERN PARKWAY,
PHASE III

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 April 2023
 February 2024

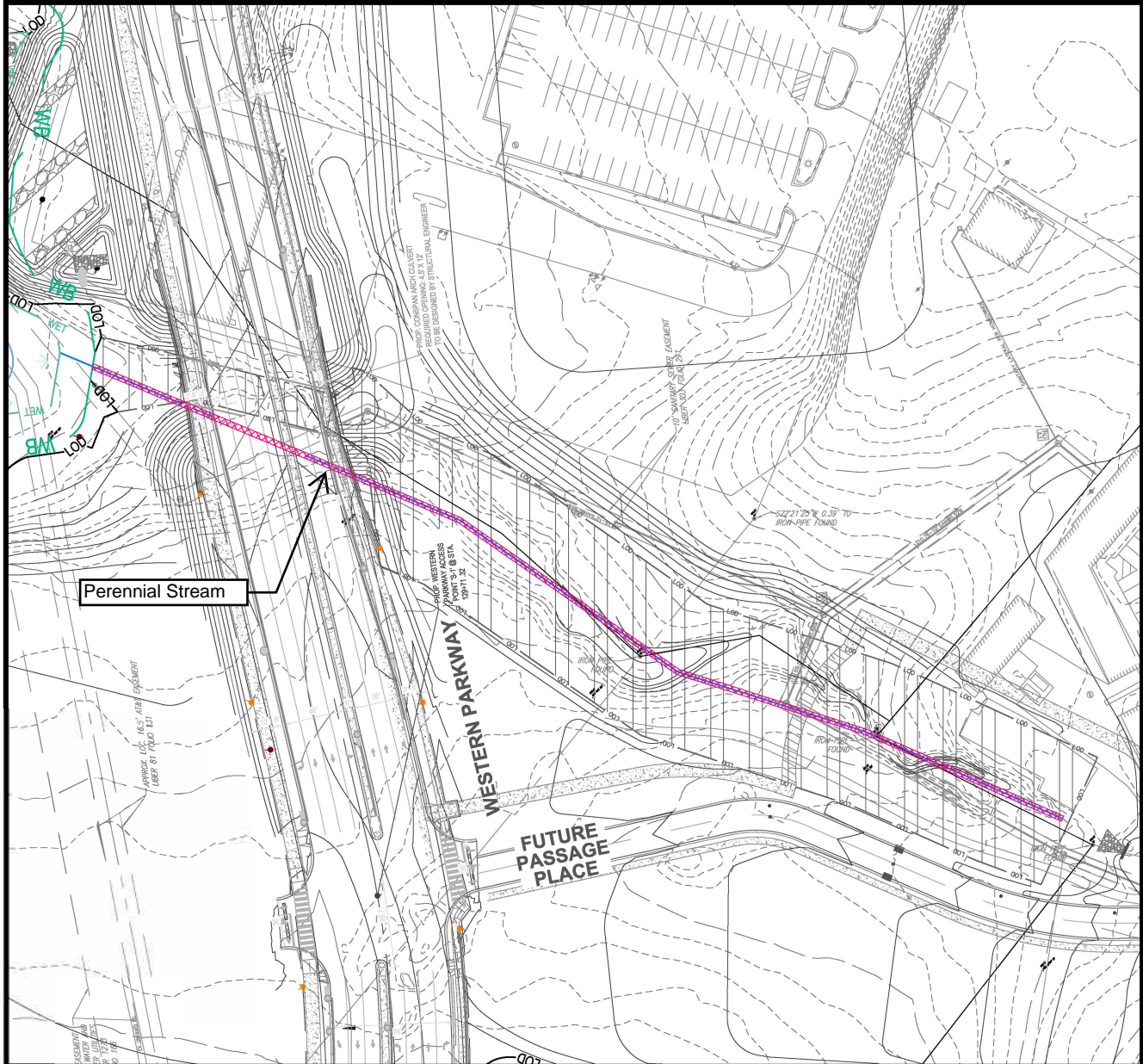




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north
 Scale 1"=120'



MDE REGULATED IMPACTS:
 The stream as shown above was determined to be suitable for onsite, in-kind stream mitigation in 2013 and approved by USACE. There has been no change to the stream restoration of approximately 1,030 LF of stream with 1.45 acres of riparian buffer restoration/enhancement.

Impacts associated with the onsite, in-kind stream mitigation construction will be:
 Perennial stream=1,030 LF/6,271 SF

**164 LF/787 SF OF
 STREAM LOSS FOR
 ROAD CROSSING**

USACE REGULATED IMPACTS:
 The area was approved for onsite, in-kind stream mitigation in 2013. There has been no change to the approximately 1,030 LF of onsite stream restoration with 1.45 acres of riparian buffer restoration/enhancement.

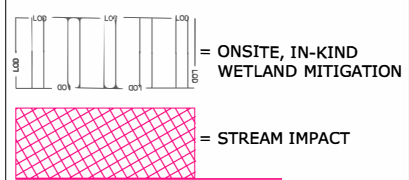
Impacts associated with the onsite, in-kind stream mitigation construction will be:
 Perennial stream=1,030 LF/6,271 SF

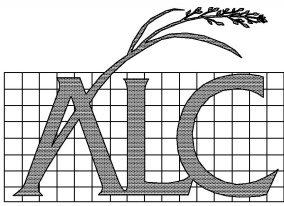
**Onsite Stream Mitigation
 Area #2
 Impact Sheet #9**

*No previous impacts associated with this area

**WALDORF CROSSING
 PROPERTY
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 PHASE III**

Charles County, Maryland
 April 2023, February 2024
 October 2021

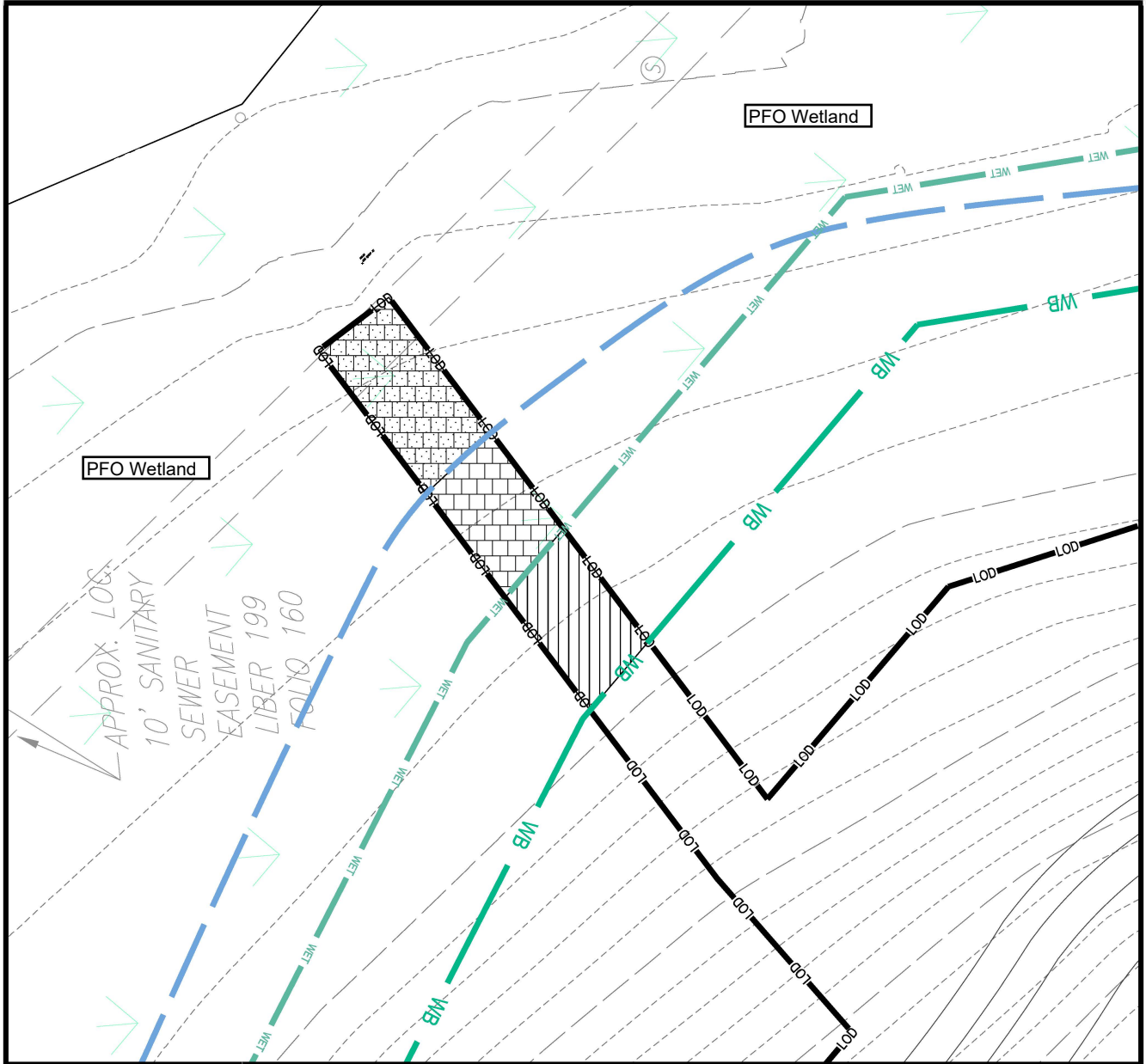




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north
 Scale 1"=30'



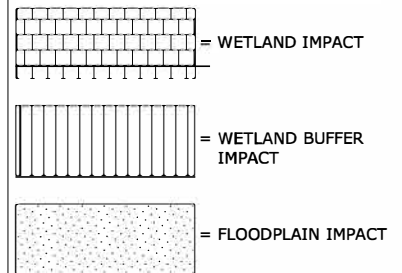
MDE REGULATED IMPACTS:
 Proposed utility installation will result in the following temporary impacts:
 Non-tidal Wetlands = 871 SF
 Non-tidal Wetland Buffers = 410 SF
 100 Year Floodplain = 507 SF

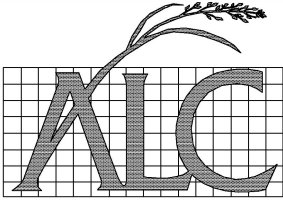
USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following temporary impacts:
 Non-tidal Wetlands = 871 SF

Impact Sheet #10

WALDORF CROSSING PROPERTY and WESTERN PARKWAY, PHASE III

Charles County, Maryland
 October 2021
 April 2023
 February 2024

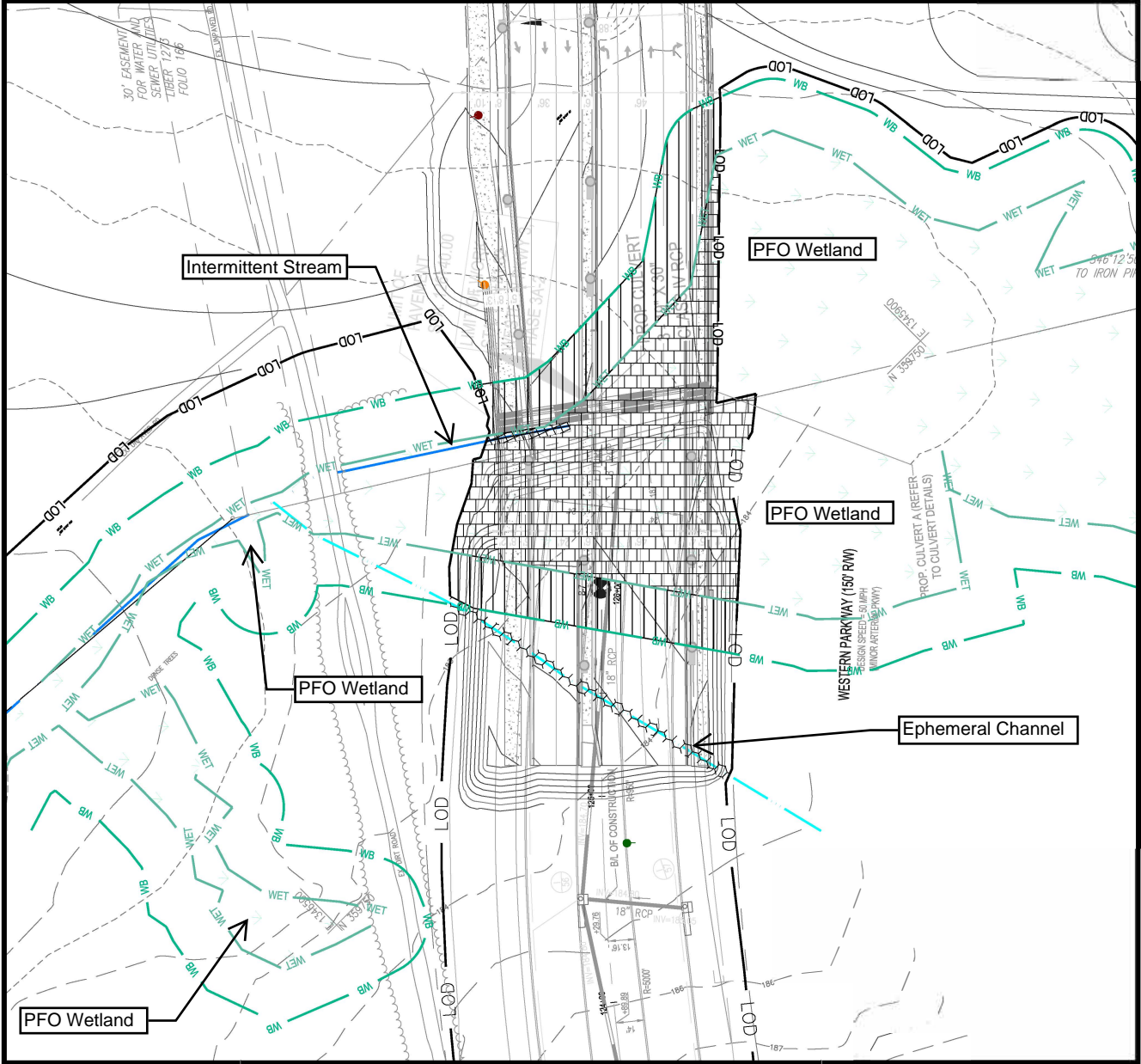




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north
 Scale 1"=80'

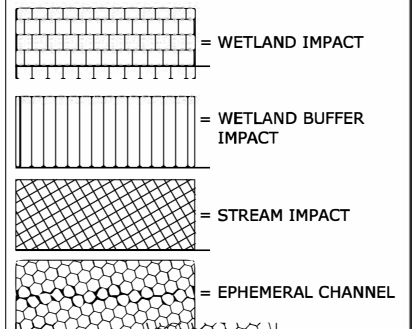


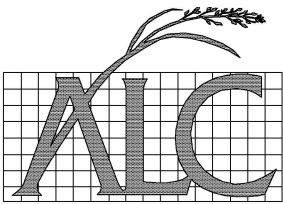
MDE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetlands = 13,265 SF
 Non-tidal Wetland Buffers = 8,350 SF
 Intermittent Stream = 45 LF/195 SF

USACE REGULATED IMPACTS:
 Proposed Western Parkway will result in the following permanent impacts:
 Non-tidal Wetlands = 13,265 SF
 Intermittent Stream = 45 LF/195 SF
 Ephemeral Channel = 160 LF/955 SF

Impact Sheet # 11
WALDORF CROSSING
PROPERTY
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PHASE III

Charles County, Maryland
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 April 2023
 February 2024

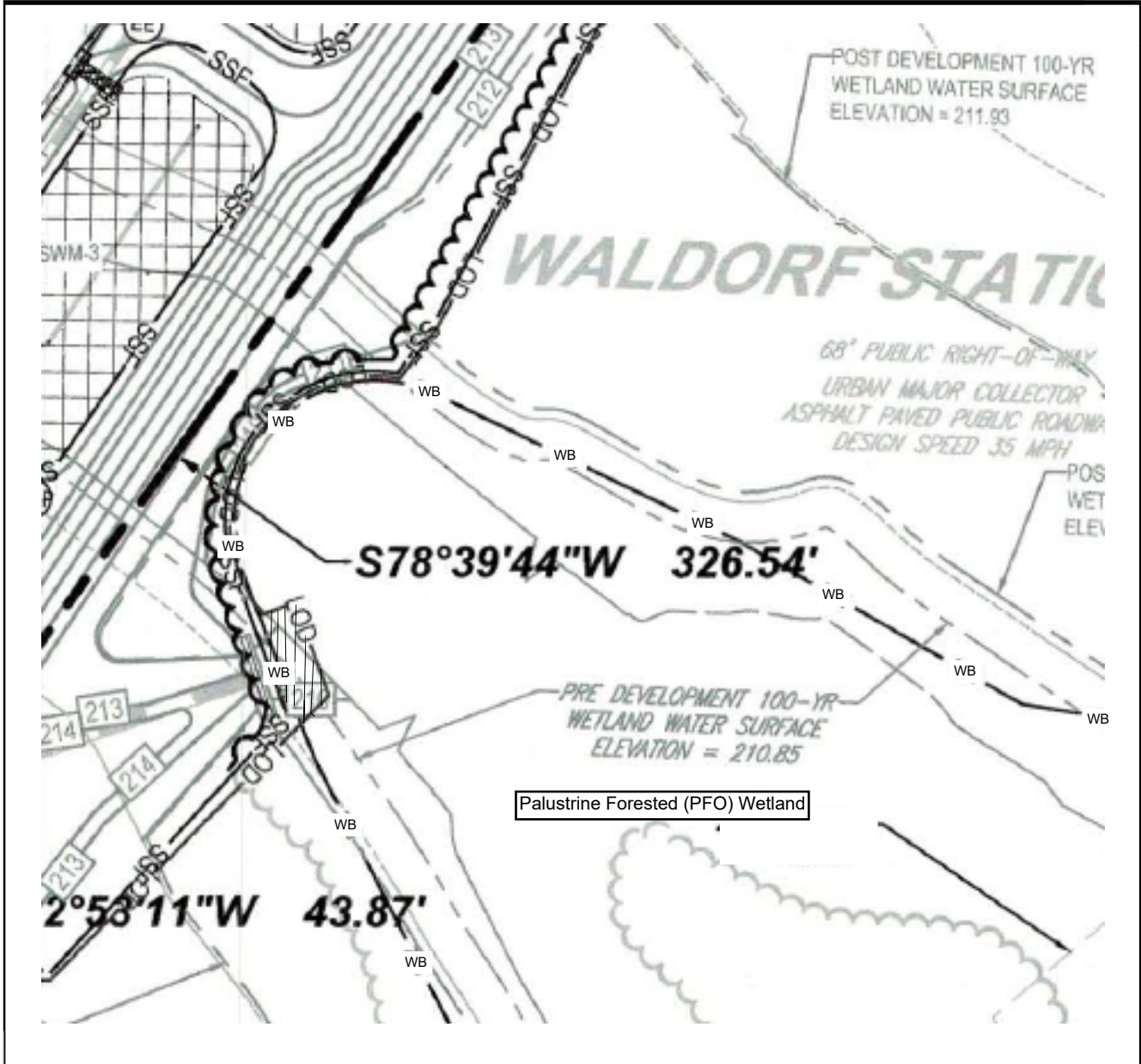




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north
 Scale 1"=50'




MDE REGULATED IMPACTS:
 Proposed outfall will result in the following permanent impacts:
 Isolated Non-tidal Wetland Buffers = 469 SF

USACE REGULATED IMPACTS:
 There are no USACE regulated impacts associated with the activities shown above.

Impact Sheet #12

**WALDORF CROSSING
 PROPERTY
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 PHASE III**

**Charles County, Maryland
 October 2021/ April 2023
 February 2024**

 = WETLAND BUFFER IMPACT

Revised by Wetland Studies and Solutions, Inc. to reflect updated site plan information (April 2023.)